

HOUSING NOW

Greater Toronto Area



Canada Mortgage and Housing Corporation

Date Released: September 2008

New Home Market

Strong Condominium Starts Continue

Housing construction in August showed a marked increase in comparison to 2007, mainly due to a rise in condominium apartment starts in Toronto City, Mississauga and Brampton.

Following a record year for condominium apartment sales at the pre-construction stage of development in 2007, the pace of starts has increased dramatically in 2008. For the first eight months of 2008, total housing starts on an unadjusted basis are up by 32 per cent compared to the same time period a year earlier. Over the past five years condominium apartments have

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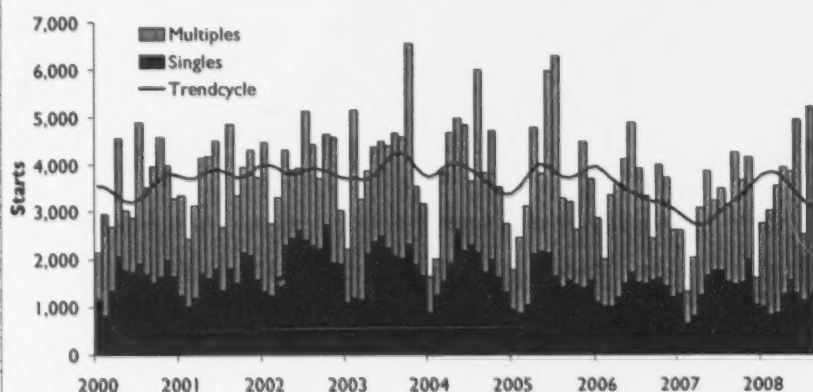
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Strong Condominium Starts
Continue**

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Figure 1

Greater Toronto Area Housing Starts



Source: CMHC

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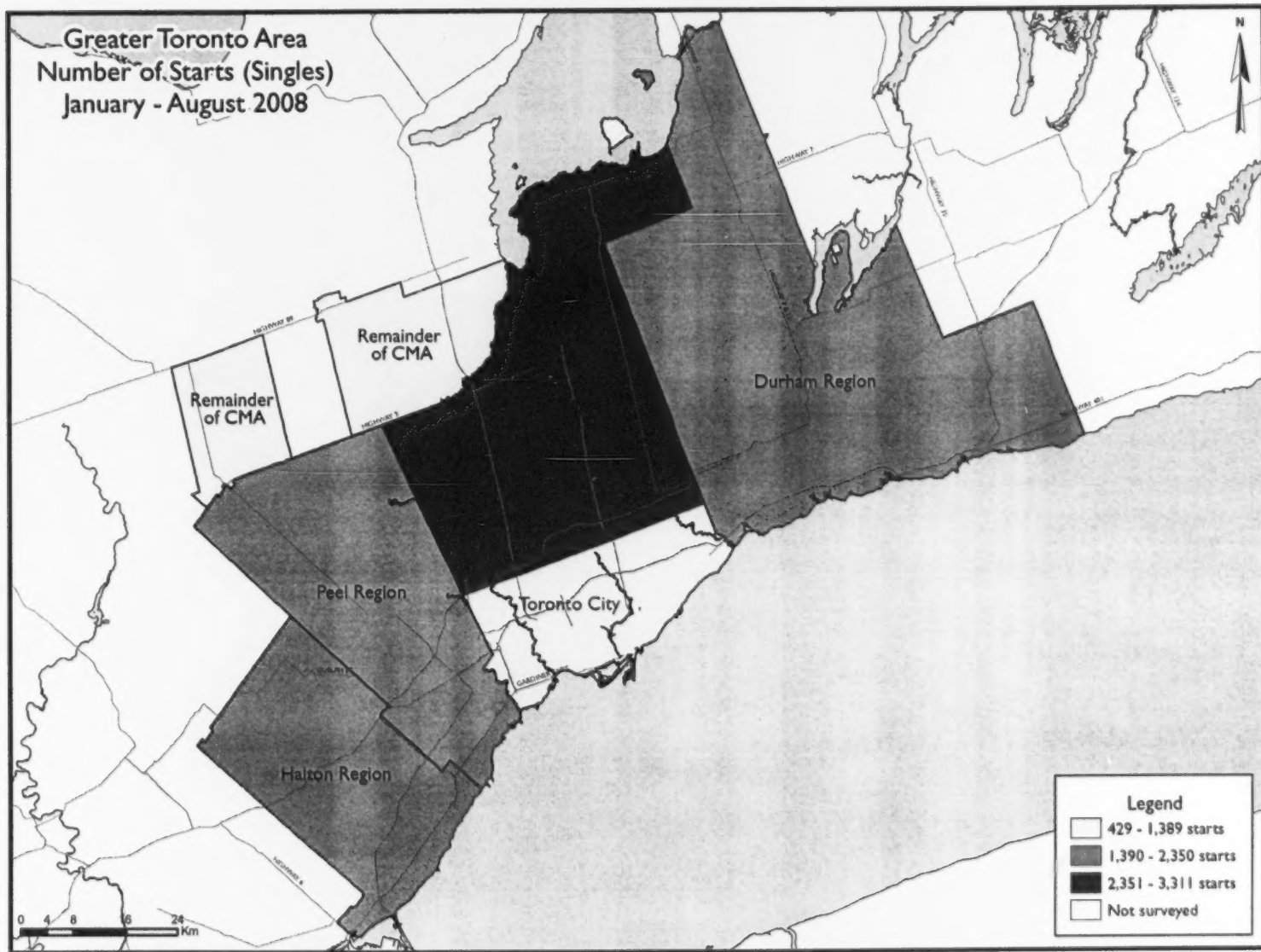
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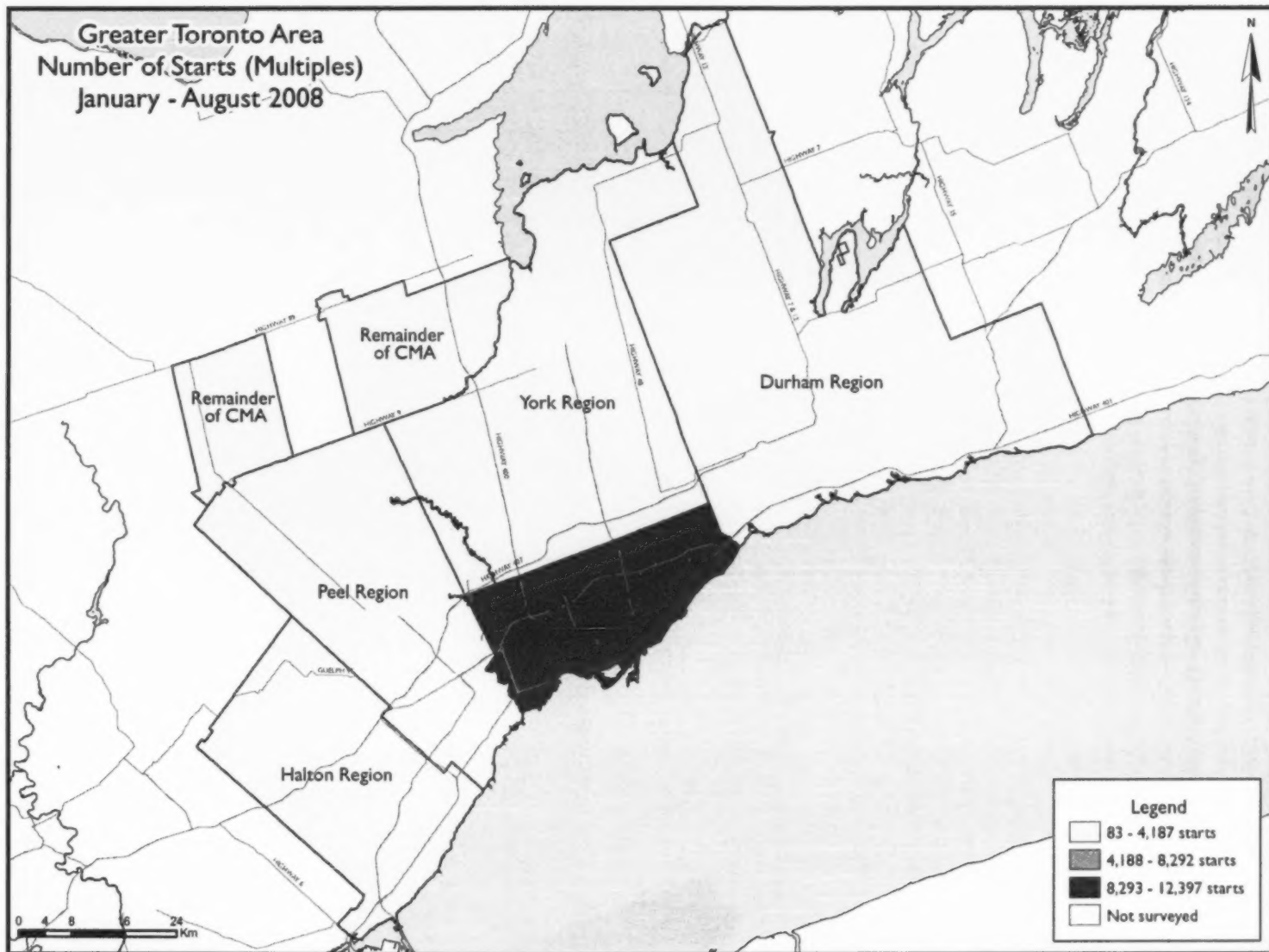
accounted for a rising share of new home development in the GTA as the cost of owning new low-rise housing has become too high for an increasing number of households, especially first-time buyers.

Construction of low-rise homes is down by 18 per cent so far this year. While the construction of low-rise housing has become less popular in recent years in the GTA as a whole, it remains the housing type of choice

in some regions outside of the City of Toronto. Low-rise starts are accounting for 80 per cent or more of total new home starts year-to-date in the Regions of Halton, York and Durham.

Greater Toronto Area
Number of Starts (Singles)
January - August 2008





ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby
Remainder of CMA	Bradford / West Gwillimbury, Town of Mono, New Tecumseth, Orangeville

HOUSING NOW REPORT TABLES

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- 2 Starts by Submarket and by Dwelling Type - Current Month or Quarter
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- 3 Completions by Submarket and by Dwelling Type - Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type - Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
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Available in SELECTED Reports:

- 1.1 Housing Activity Summary by Submarket
- 1.2 History of Housing Activity (once a year)
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- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market - Current Month or Quarter
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- 3.4 Completions by Submarket and by Intended Market - Current Month or Quarter
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- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Activity Summary of Toronto CMA
August 2008

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
August 2008	1,078	202	156	14	355	3,145	0	15	4,965
August 2007	1,319	206	662	0	72	428	4	172	2,863
% Change	-18.3	-1.9	-76.4	n/a	**	**	-100.0	-91.3	73.4
Year-to-date 2008	8,004	1,458	1,957	48	1,285	13,837	20	1,148	27,757
Year-to-date 2007	9,454	1,920	3,488	12	987	4,713	4	507	21,085
% Change	-15.3	-24.1	-43.9	**	30.2	193.6	**	126.4	31.6
UNDER CONSTRUCTION									
August 2008	9,134	1,618	2,897	56	1,298	32,173	20	2,424	49,620
August 2007	9,706	1,744	4,245	18	1,103	24,889	4	2,554	44,263
% Change	-5.9	-7.2	-31.8	**	17.7	29.3	**	-5.1	12.1
COMPLETIONS									
August 2008	1,397	246	326	2	179	270	0	10	2,430
August 2007	1,079	216	395	4	188	380	0	42	2,304
% Change	29.5	13.9	-17.5	-50.0	-4.8	-28.9	n/a	-76.2	5.5
Year-to-date 2008	8,786	1,490	2,364	15	767	8,471	0	1,078	22,971
Year-to-date 2007	8,991	1,652	2,359	19	901	5,262	0	350	19,534
% Change	-2.3	-9.8	0.2	-21.1	-14.9	61.0	n/a	**	17.6
COMPLETED & NOT ABSORBED									
August 2008	470	43	69	0	24	210	13	277	1,106
August 2007	308	46	124	0	30	293	14	54	869
% Change	52.6	-6.5	-44.4	n/a	-20.0	-28.3	-7.1	**	27.3
ABSORBED									
August 2008	1,396	252	333	2	189	270	0	281	2,723
August 2007	1,089	216	399	4	175	352	0	7	2,242
% Change	28.2	16.7	-16.5	-50.0	8.0	-23.3	n/a	**	21.5
Year-to-date 2008	8,723	1,502	2,477	15	768	8,456	1	978	22,920
Year-to-date 2007	9,041	1,662	2,380	19	909	5,521	8	385	19,925
% Change	-3.5	-9.6	4.1	-21.1	-15.5	53.2	-87.5	154.0	15.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1b: Housing Activity Summary of Oshawa CMA
August 2008

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
August 2008	153	0	6	0	14	0	0	0	173
August 2007	208	0	14	0	0	0	0	6	228
% Change	-26.4	n/a	-57.1	n/a	n/a	n/a	n/a	-100.0	-24.1
Year-to-date 2008	1,095	2	150	0	152	0	0	27	1,426
Year-to-date 2007	1,127	6	82	0	17	0	0	6	1,238
% Change	-2.8	-66.7	82.9	n/a	**	n/a	n/a	**	15.2
UNDER CONSTRUCTION									
August 2008	1,185	4	215	0	193	131	0	33	1,761
August 2007	1,188	4	131	0	61	425	0	6	1,815
% Change	-0.3	0.0	64.1	n/a	**	-69.2	n/a	**	-3.0
COMPLETIONS									
August 2008	142	2	12	0	18	0	0	0	174
August 2007	159	2	0	0	0	0	0	0	161
% Change	-10.7	0.0	n/a	n/a	n/a	n/a	n/a	n/a	8.1
Year-to-date 2008	1,147	6	114	0	146	108	0	0	1,521
Year-to-date 2007	1,264	10	142	0	77	132	1	0	1,626
% Change	-9.3	-40.0	-19.7	n/a	89.6	-18.2	-100.0	n/a	-6.5
COMPLETED & NOT ABSORBED									
August 2008	35	1	17	0	34	143	0	0	230
August 2007	46	4	19	0	10	21	0	0	100
% Change	-23.9	-75.0	-10.5	n/a	**	**	n/a	n/a	130.0
ABSORBED									
August 2008	145	1	10	0	14	0	0	0	170
August 2007	176	1	4	0	2	17	0	0	200
% Change	-17.6	0.0	150.0	n/a	**	-100.0	n/a	n/a	-15.0
Year-to-date 2008	1,156	8	113	0	129	50	0	0	1,456
Year-to-date 2007	1,259	8	138	0	67	113	1	0	1,586
% Change	-8.2	0.0	-18.1	n/a	92.5	-55.8	-100.0	n/a	-8.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1c: Housing Activity Summary of Greater Toronto Area
August 2008**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
August 2008	1,257	206	162	22	371	3,145	0	15	5,178
August 2007	1,517	224	682	0	76	428	4	178	3,109
% Change	-17.1	-8.0	-76.2	n/a	**	**	-100.0	-91.6	66.5
Year-to-date 2008	9,108	1,508	2,153	56	1,523	14,091	20	1,171	29,630
Year-to-date 2007	10,656	1,946	3,594	2	1,108	4,801	4	513	22,624
% Change	-14.5	-22.5	-40.1	**	37.5	193.5	**	128.3	31.0
UNDER CONSTRUCTION									
August 2008	10,504	1,662	3,178	57	1,566	32,657	20	2,457	52,101
August 2007	11,009	1,770	4,472	2	1,273	25,470	4	2,668	46,668
% Change	-4.6	-6.1	-28.9	**	23.0	28.2	**	-7.9	11.6
COMPLETIONS									
August 2008	1,538	248	332	4	203	270	0	0	2,595
August 2007	1,250	218	383	4	188	380	4	9	2,436
% Change	23.0	13.8	-13.3	0.0	8.0	-28.9	-100.0	-100.0	6.5
Year-to-date 2008	9,877	1,546	2,562	13	1,025	8,547	0	1,068	24,638
Year-to-date 2007	10,382	1,662	2,579	7	1,078	5,464	37	317	21,526
% Change	-4.9	-7.0	-0.7	85.7	-4.9	56.4	-100.0	**	14.5
COMPLETED & NOT ABSORBED									
August 2008	509	44	88	0	61	353	13	277	1,345
August 2007	355	50	145	0	45	338	19	62	1,014
% Change	43.4	-12.0	-39.3	n/a	35.6	4.4	-31.6	**	32.6
ABSORBED									
August 2008	1,529	253	337	4	211	270	0	271	2,875
August 2007	1,275	217	393	4	180	369	1	47	2,486
% Change	19.9	16.6	-14.2	0.0	17.2	-26.8	-100.0	**	15.6
Year-to-date 2008	9,788	1,560	2,674	13	1,016	8,498	1	1,008	24,558
Year-to-date 2007	10,373	1,673	2,593	7	1,074	5,705	44	535	22,004
% Change	-5.6	-6.8	3.1	85.7	-5.4	49.0	-97.7	88.4	11.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
August 2008

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Toronto City									
August 2008	117	52	31	0	18	1,621	0	0	1,839
August 2007	135	34	352	0	0	389	0	168	1,078
York Region									
August 2008	598	64	56	0	7	390	0	15	1,130
August 2007	459	62	93	0	19	39	4	4	680
Peel Region									
August 2008	177	64	0	3	222	1,134	0	0	1,600
August 2007	431	108	94	0	30	0	0	0	663
Halton Region									
August 2008	173	18	23	8	110	0	0	0	332
August 2007	214	18	117	0	8	0	0	0	357
Durham Region									
August 2008	192	8	52	11	14	0	0	0	277
August 2007	278	2	26	0	19	0	0	6	331
Toronto CMA									
August 2008	1,078	202	156	14	355	3,145	0	15	4,965
August 2007	1,319	206	662	0	72	428	4	172	2,863
Oshawa CMA									
August 2008	153	0	6	0	14	0	0	0	173
August 2007	208	0	14	0	0	0	0	6	228
Greater Toronto Area									
August 2008	1,257	206	162	22	371	3,145	0	15	5,178
August 2007	1,517	224	682	0	76	428	4	178	3,109

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
August 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Toronto City									
August 2008	1,191	298	1,145	0	134	25,250	0	1,885	29,903
August 2007	1,192	226	1,300	0	174	18,534	0	1,929	23,355
York Region									
August 2008	3,151	472	667	1	214	1,931	0	89	6,525
August 2007	3,378	760	1,343	0	286	2,745	4	5	8,521
Peel Region									
August 2008	2,563	504	369	37	522	4,578	20	450	9,043
August 2007	3,117	586	647	2	230	2,937	0	620	8,139
Halton Region									
August 2008	1,823	272	436	8	474	718	0	0	3,731
August 2007	1,368	86	586	0	503	829	0	108	3,480
Durham Region									
August 2008	1,776	116	561	11	222	180	0	33	2,899
August 2007	1,954	112	596	0	80	425	0	6	3,173
Toronto CMA									
August 2008	9,134	1,618	2,897	56	1,298	32,173	20	2,424	49,620
August 2007	9,706	1,744	4,245	18	1,103	24,889	4	2,554	44,263
Oshawa CMA									
August 2008	1,185	4	215	0	193	131	0	33	1,761
August 2007	1,188	4	131	0	61	425	0	6	1,815
Greater Toronto Area									
August 2008	10,504	1,662	3,178	57	1,566	32,657	20	2,457	52,101
August 2007	11,009	1,770	4,472	2	1,273	25,470	4	2,668	46,668

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
August 2008

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Toronto City									
August 2008	92	34	109	0	34	23	0	0	292
August 2007	80	12	23	0	14	247	0	3	379
York Region									
August 2008	466	32	39	0	30	247	0	0	814
August 2007	481	94	141	3	68	47	0	0	834
Peel Region									
August 2008	358	76	118	2	73	0	0	0	627
August 2007	332	86	133	0	26	86	0	6	669
Halton Region									
August 2008	388	88	48	2	38	0	0	0	564
August 2007	127	16	76	1	72	0	4	0	296
Durham Region									
August 2008	234	18	18	0	28	0	0	0	298
August 2007	230	10	10	0	8	0	0	0	258
Toronto CMA									
August 2008	1,397	246	326	2	179	270	0	10	2,430
August 2007	1,079	216	395	4	188	380	0	42	2,304
Oshawa CMA									
August 2008	142	2	12	0	18	0	0	0	174
August 2007	159	2	0	0	0	0	0	0	161
Greater Toronto Area									
August 2008	1,538	248	332	4	203	270	0	0	2,595
August 2007	1,250	218	383	4	188	380	4	9	2,436

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
August 2008

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Toronto City									
August 2008	112	21	10	0	2	129	13	162	449
August 2007	130	10	41	0	1	254	14	52	502
York Region									
August 2008	22	1	23	0	11	81	0	0	138
August 2007	24	3	9	0	13	39	0	0	88
Peel Region									
August 2008	303	20	3	0	7	0	0	115	448
August 2007	105	23	44	0	5	0	0	2	179
Halton Region									
August 2008	34	1	11	0	7	0	0	0	53
August 2007	34	3	15	0	11	24	5	8	100
Durham Region									
August 2008	38	1	41	0	34	143	0	0	257
August 2007	62	11	36	0	15	21	0	0	145
Toronto CMA									
August 2008	470	43	69	0	24	210	13	277	1,106
August 2007	308	46	124	0	30	293	14	54	869
Oshawa CMA									
August 2008	35	1	17	0	34	143	0	0	230
August 2007	46	4	19	0	10	21	0	0	100
Greater Toronto Area									
August 2008	509	44	88	0	61	353	13	277	1,345
August 2007	355	50	145	0	45	338	19	62	1,014

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
August 2008

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Toronto City									
August 2008	93	37	115	0	34	28	0	271	578
August 2007	75	10	25	0	13	227	0	3	353
York Region									
August 2008	465	31	41	0	31	242	0	0	810
August 2007	481	94	138	3	60	39	0	0	815
Peel Region									
August 2008	344	80	116	2	81	0	0	0	623
August 2007	344	86	129	0	26	86	0	4	675
Halton Region									
August 2008	396	88	48	2	41	0	0	0	575
August 2007	128	16	83	1	76	0	1	40	345
Durham Region									
August 2008	231	17	17	0	24	0	0	0	289
August 2007	247	11	18	0	5	17	0	0	298
Toronto CMA									
August 2008	1,396	252	333	2	189	270	0	281	2,723
August 2007	1,089	216	399	4	175	352	0	7	2,242
Oshawa CMA									
August 2008	145	1	10	0	14	0	0	0	170
August 2007	176	1	4	0	2	17	0	0	200
Greater Toronto Area									
August 2008	1,529	253	337	4	211	270	0	271	2,875
August 2007	1,275	217	393	4	180	369	1	47	2,486

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2a: History of Housing Starts of Toronto CMA
1998 - 2007

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2007	14,741	2,820	4,401	28	1,246	9,396	4	657	33,293
% Change	4.8	1.0	14.0	-41.7	-11.7	-29.6	-50.0	-57.6	-10.2
2006	14,072	2,792	3,860	48	1,411	13,338	8	1,551	37,080
% Change	-10.6	-16.2	-17.7	-5.9	-19.4	-7.2	-93.3	1.4	-10.9
2005	15,746	3,333	4,690	51	1,751	14,376	119	1,530	41,596
% Change	-17.0	-5.2	7.5	-47.4	18.7	15.5	133.3	28.9	-1.2
2004	18,979	3,514	4,362	97	1,475	12,450	51	1,187	42,115
% Change	-3.1	-26.5	-1.4	136.6	29.3	-6.3	-67.3	-35.0	-7.4
2003	19,585	4,782	4,422	41	1,141	13,291	156	1,825	45,475
% Change	-11.2	-8.1	4.4	-35.9	-29.4	46.4	-49.2	51.6	3.8
2002	22,049	5,206	4,235	64	1,616	9,081	307	1,204	43,805
% Change	31.3	-6.7	27.7	28.0	8.2	-28.7	56.6	58.4	6.8
2001	16,793	5,582	3,317	50	1,494	12,738	196	760	41,017
% Change	-1.6	0.3	-27.8	-2.0	5.1	27.6	36.1	**	5.2
2000	17,068	5,564	4,595	51	1,422	9,981	144	133	38,982
% Change	10.0	13.0	26.4	**	-31.4	20.7	125.0	-66.0	11.7
1999	15,519	4,923	3,635	13	2,074	8,270	64	391	34,904
% Change	22.5	59.6	14.6	-45.8	-10.9	85.3	**	160.7	34.7
1998	12,672	3,084	3,172	24	2,328	4,463	17	150	25,910

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Oshawa CMA
1998 - 2007

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2007	1,747	14	184	0	167	131	0	146	2,389
% Change	-17.1	-22.2	-29.0	n/a	35.8	-73.0	-100.0	n/a	-20.2
2006	2,108	18	259	0	123	486	1	0	2,995
% Change	-8.4	80.0	5.3	n/a	**	54.8	-97.3	-100.0	2.1
2005	2,301	10	246	0	22	314	37	4	2,934
% Change	-2.3	-85.3	-49.9	n/a	-21.4	49.5	n/a	n/a	-6.9
2004	2,356	68	491	0	28	210	0	0	3,153
% Change	-23.4	-60.5	-10.6	n/a	n/a	191.7	n/a	-100.0	-19.3
2003	3,074	172	549	0	0	72	0	40	3,907
% Change	4.0	83.0	86.1	n/a	-100.0	-20.0	-100.0	n/a	11.9
2002	2,955	94	295	0	40	90	16	0	3,490
% Change	45.0	34.3	-31.6	n/a	n/a	n/a	-27.3	n/a	36.3
2001	2,038	70	431	0	0	0	22	0	2,561
% Change	-5.3	-18.6	5.4	n/a	-100.0	n/a	n/a	-100.0	-10.9
2000	2,152	86	409	0	99	0	0	128	2,874
% Change	0.1	**	123.5	n/a	15.1	n/a	-100.0	n/a	16.7
1999	2,150	6	183	0	86	0	38	0	2,463
% Change	53.6	-25.0	-38.6	n/a	75.5	n/a	n/a	-100.0	40.0
1998	1,400	8	298	0	49	0	0	4	1,759

Source: CMHC (Starts and Completions Survey)

**Table 1.2c: History of Housing Starts in the Greater Toronto Area
1998 - 2007**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2007	16,621	2,890	4,674	18	1,605	9,615	4	803	36,230
% Change	2.1	-0.1	9.0	50.0	-4.1	-30.4	-76.5	-50.6	-10.8
2006	16,277	2,894	4,288	12	1,673	13,824	17	1,626	40,611
% Change	-11.5	-14.5	-15.2	-65.7	-16.0	-6.6	-90.0	-3.9	-10.8
2005	18,400	3,385	5,059	35	1,992	14,800	170	1,692	45,533
% Change	-14.7	-7.4	-0.3	-12.5	23.9	13.5	120.8	27.9	-1.9
2004	21,570	3,656	5,074	40	1,608	13,041	77	1,323	46,393
% Change	-5.3	-27.1	-3.5	**	14.0	-3.3	-50.6	-29.1	-7.6
2003	22,770	5,016	5,259	1	1,411	13,482	156	1,865	50,207
% Change	-9.9	-6.1	7.1	-96.3	-28.4	47.1	-52.1	54.9	4.0
2002	25,277	5,342	4,911	27	1,970	9,168	326	1,204	48,274
% Change	32.2	-6.6	26.3	17.4	18.7	-30.2	48.2	58.4	8.2
2001	19,120	5,722	3,889	23	1,659	13,141	220	760	44,620
% Change	-1.6	-0.2	-24.5	109.1	-0.3	30.0	52.8	191.2	4.9
2000	19,434	5,736	5,150	11	1,664	10,108	144	261	42,532
% Change	10.7	13.8	30.7	n/a	-29.2	10.8	34.6	-33.2	10.4
1999	17,563	5,039	3,940	0	2,349	9,119	107	391	38,523
% Change	23.8	56.1	1.8	-100.0	-9.5	90.9	**	153.9	33.5
1998	14,188	3,228	3,872	24	2,595	4,777	17	154	28,855

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
August 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2008	Aug 2007	Aug 2008	Aug 2007	Aug 2008	Aug 2007	Aug 2008	Aug 2007	Aug 2008	Aug 2007	% Change
Toronto City	117	135	52	34	49	51	1,621	850	1,839	1,078	70.6
Toronto	19	17	6	2	22	18	1,202	690	1,249	727	71.8
East York	5	9	0	0	0	0	0	0	5	9	-44.4
Etobicoke	16	13	0	0	0	22	0	168	16	203	-92.1
North York	53	84	24	32	14	7	197	0	288	123	134.1
Scarborough	21	8	22	0	4	4	222	0	269	12	**
York	3	4	0	0	9	0	0	0	12	4	200.0
York Region	598	459	64	62	63	116	405	43	1,130	680	66.2
Aurora	49	23	0	0	6	0	0	0	55	23	139.1
East Gwillimbury	20	10	18	4	0	0	0	0	38	14	171.4
Georgina Township	15	16	0	0	0	0	0	0	15	16	-6.3
King Township	4	0	0	0	0	0	0	0	4	0	n/a
Markham	122	100	18	22	0	60	405	39	545	221	146.6
Newmarket	57	30	0	0	0	0	0	0	57	30	90.0
Richmond Hill	12	52	0	0	0	4	0	4	12	60	-80.0
Vaughan	251	138	28	30	5	17	0	0	284	185	53.5
Whitchurch-Stouffville	68	90	0	6	52	35	0	0	120	131	-8.4
Peel Region	180	431	64	108	222	124	1,134	0	1,600	663	141.3
Brampton	127	413	64	82	29	94	459	0	679	589	15.3
Caledon	11	6	0	2	0	0	0	0	11	8	37.5
Mississauga	42	12	0	24	193	30	675	0	910	66	**
Halton Region	181	214	18	22	133	121	0	0	332	357	-7.0
Burlington	65	53	4	18	8	22	0	0	77	93	-17.2
Halton Hills	7	8	0	0	0	39	0	0	7	47	-85.1
Milton	60	95	14	0	72	41	0	0	146	136	7.4
Oakville	49	58	0	4	53	19	0	0	102	81	25.9
Durham Region	203	278	8	2	66	45	0	6	277	331	-16.3
Ajax	25	50	8	2	0	0	0	0	33	52	-36.5
Brock	2	0	0	0	0	0	0	0	2	0	n/a
Clarington	40	53	0	0	0	14	0	0	40	67	-40.3
Oshawa	25	95	0	0	6	0	0	6	31	101	-69.3
Pickering	6	7	0	0	46	12	0	0	52	19	173.7
Scugog	3	0	0	0	0	0	0	0	3	0	n/a
Uxbridge	14	13	0	0	0	19	0	0	14	32	-56.3
Whitby	88	60	0	0	14	0	0	0	102	60	70.0
Remainder of Toronto CMA	36	63	6	0	0	12	0	0	42	75	-44.0
Bradford West Gwillimbury	26	36	0	0	0	0	0	0	26	36	-27.8
Town of Mono	6	12	0	0	0	0	0	0	6	12	-50.0
New Tecumseth	1	7	6	0	0	12	0	0	7	19	-63.2
Orangeville	3	8	0	0	0	0	0	0	3	8	-62.5
Toronto CMA	1,092	1,319	208	210	505	433	3,160	901	4,965	2,863	73.4
Oshawa CMA	153	208	0	0	20	14	0	6	173	228	-24.1
Greater Toronto Area (GTA)	1,279	1,517	206	228	533	457	3,160	907	5,178	3,109	66.5

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - August 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
Toronto City	629	779	194	254	640	670	11,563	3,275	13,026	4,980	161.6
Toronto	110	80	44	38	112	95	9,311	1,958	9,577	2,171	**
East York	34	29	0	2	20	0	198	0	252	31	**
Etobicoke	116	84	6	6	86	133	127	384	335	607	-44.8
North York	261	401	44	168	47	201	1,593	657	1,945	1,427	36.3
Scarborough	91	171	94	38	338	229	334	43	857	481	78.2
York	17	14	6	4	19	12	0	0	42	30	40.0
York Region	3,311	3,676	508	854	581	1,402	708	1,624	5,108	7,556	-31.3
Aurora	203	143	0	0	17	55	0	0	220	198	11.1
East Gwillimbury	26	25	18	4	6	76	0	0	50	105	-52.4
Georgina Township	96	77	0	0	0	0	0	0	96	77	24.7
King Township	14	12	0	0	0	0	0	0	14	12	16.7
Markham	1,158	580	294	164	148	250	436	1,194	2,036	2,188	-6.9
Newmarket	205	167	20	28	46	95	0	0	271	290	-6.6
Richmond Hill	171	483	14	22	29	200	0	205	214	910	-76.5
Vaughan	1,098	1,513	120	476	157	653	352	225	1,727	2,867	-39.8
Whitchurch-Stouffville	340	676	42	160	178	73	0	0	560	909	-38.4
Peel Region	1,546	2,993	366	596	932	766	2,400	414	5,244	4,769	10.0
Brampton	957	2,676	334	368	231	416	1,174	0	2,696	3,460	-22.1
Caledon	51	32	6	14	0	0	72	0	129	46	180.4
Mississauga	538	285	26	214	701	350	1,154	414	2,419	1,263	91.5
Halton Region	2,127	1,571	380	158	914	1,112	447	296	3,868	3,142	23.1
Burlington	409	344	68	20	134	188	262	88	873	640	36.4
Halton Hills	66	131	0	2	0	102	0	0	66	235	-71.9
Milton	1,086	438	286	106	602	498	56	208	2,030	1,250	62.4
Oakville	566	658	26	30	178	329	129	0	899	1,017	-11.6
Durham Region	1,551	1,639	70	98	607	434	76	6	2,304	2,177	5.8
Ajax	285	347	68	80	130	276	0	0	483	703	-31.3
Brock	11	6	0	0	0	0	0	0	11	6	83.3
Clarington	311	354	2	0	25	61	0	0	338	415	-18.6
Oshawa	367	434	0	4	131	0	27	6	525	444	18.2
Pickering	49	59	0	10	165	30	0	0	214	99	116.2
Scugog	26	23	0	0	0	0	49	0	75	23	**
Uxbridge	85	77	0	2	10	29	0	0	95	108	-12.0
Whitby	417	339	0	2	146	38	0	0	563	379	48.5
Remainder of Toronto CMA	429	308	16	10	6	50	61	0	512	368	39.1
Bradford West Gwillimbury	186	176	6	0	0	0	0	0	192	176	9.1
Town of Mono	32	39	0	0	0	0	0	0	32	39	-17.9
New Tecumseth	161	47	10	10	6	50	4	0	181	107	69.2
Orangeville	50	46	0	0	0	0	57	0	107	46	132.6
Toronto CMA	8,052	9,466	1,464	1,946	3,244	4,152	14,997	5,521	27,757	21,085	31.6
Oshawa CMA	1,095	1,127	2	6	302	99	27	6	1,426	1,238	15.2
Greater Toronto Area (GTA)	9,164	10,658	1,518	1,962	3,674	4,389	15,274	5,615	29,630	22,624	31.0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
August 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2008	Aug 2007	Aug 2008	Aug 2007	Aug 2008	Aug 2007	Aug 2008	Aug 2007
Toronto City	49	51	0	0	1,621	690	0	168
Toronto	22	18	0	0	1,202	690	0	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	22	0	0	0	0	0	168
North York	14	7	0	0	197	0	0	0
Scarborough	4	4	0	0	222	0	0	0
York	9	0	0	0	0	0	0	0
York Region	63	112	0	4	390	39	15	4
Aurora	6	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	0	60	0	0	390	39	15	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	0	0	0	4	0	0	0	4
Vaughan	5	17	0	0	0	0	0	0
Whitchurch-Stouffville	52	35	0	0	0	0	0	0
Peel Region	222	124	0	0	1,134	0	0	0
Brampton	29	94	0	0	459	0	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	193	30	0	0	675	0	0	0
Halton Region	133	121	0	0	0	0	0	0
Burlington	8	22	0	0	0	0	0	0
Halton Hills	0	39	0	0	0	0	0	0
Milton	72	41	0	0	0	0	0	0
Oakville	53	19	0	0	0	0	0	0
Durham Region	66	45	0	0	0	0	0	6
Ajax	0	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	14	0	0	0	0	0	0
Oshawa	6	0	0	0	0	0	0	6
Pickering	46	12	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	19	0	0	0	0	0	0
Whitby	14	0	0	0	0	0	0	0
Remainder of Toronto CMA	0	12	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	12	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	505	429	0	4	3,145	729	15	172
Oshawa CMA	20	14	0	0	0	0	0	6
Greater Toronto Area (GTA)	533	453	0	4	3,145	729	15	178

Source: CMHC (Starts and Completions Survey)

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - August 2008**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Toronto City	640	670	0	0	10,807	2,776	676	499
Toronto	112	95	0	0	8,635	1,917	676	41
East York	20	0	0	0	198	0	0	0
Etobicoke	86	133	0	0	127	207	0	177
North York	47	201	0	0	1,593	609	0	48
Scarborough	338	229	0	0	334	43	0	0
York	19	12	0	0	0	0	0	0
York Region	581	1,396	0	4	742	1,619	46	5
Aurora	17	55	0	0	0	0	0	0
East Gwillimbury	6	76	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	148	250	0	0	390	1,193	46	1
Newmarket	46	95	0	0	0	0	0	0
Richmond Hill	29	196	0	4	0	201	0	4
Vaughan	157	653	0	0	352	225	0	0
Whitchurch-Stouffville	178	73	0	0	0	0	0	0
Peel Region	912	766	20	0	1,978	411	422	3
Brampton	211	416	20	0	752	0	422	0
Caledon	0	0	0	0	72	0	0	0
Mississauga	701	350	0	0	1,154	411	0	3
Halton Region	914	1,117	0	0	447	296	0	0
Burlington	134	188	0	0	262	88	0	0
Halton Hills	0	102	0	0	0	0	0	0
Milton	602	498	0	0	56	208	0	0
Oakville	178	329	0	0	129	0	0	0
Durham Region	607	434	0	0	49	0	27	6
Ajax	130	276	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	25	61	0	0	0	0	0	0
Oshawa	131	0	0	0	0	0	27	6
Pickering	165	30	0	0	0	0	0	0
Scugog	0	0	0	0	49	0	0	0
Uxbridge	10	29	0	0	0	0	0	0
Whitby	146	38	0	0	0	0	0	0
Remainder of Toronto CMA	6	50	0	0	57	0	4	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	6	50	0	0	0	0	4	0
Orangeville	0	0	0	0	57	0	0	0
Toronto CMA	3,224	4,148	20	4	13,849	5,014	1,148	507
Oshawa CMA	302	99	0	0	0	0	27	6
Greater Toronto Area (GTA)	3,654	4,385	20	4	14,103	5,102	1,171	513

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
August 2008

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2008	Aug 2007	Aug 2008	Aug 2007	Aug 2008	Aug 2007	Aug 2008	Aug 2007
Toronto City	200	521	1,639	389	0	168	1,839	1,078
Toronto	29	338	1,220	389	0	0	1,249	727
East York	5	9	0	0	0	0	5	9
Etobicoke	16	35	0	0	0	168	16	203
North York	91	123	197	0	0	0	288	123
Scarborough	47	12	222	0	0	0	269	12
York	12	4	0	0	0	0	12	4
York Region	718	614	397	58	15	9	1,130	680
Aurora	55	23	0	0	0	0	55	23
East Gwillimbury	38	14	0	0	0	0	38	14
Georgina Township	15	16	0	0	0	0	15	16
King Township	4	0	0	0	0	0	4	0
Markham	140	182	390	39	15	0	545	221
Newmarket	57	30	0	0	0	0	57	30
Richmond Hill	12	52	0	0	0	8	12	60
Vaughan	284	185	0	0	0	0	284	185
Whitchurch-Stouffville	113	112	7	19	0	0	120	131
Peel Region	241	633	1,359	30	0	0	1,600	663
Brampton	191	589	488	0	0	0	679	589
Caledon	8	8	3	0	0	0	11	8
Mississauga	42	36	868	30	0	0	910	66
Halton Region	214	349	118	8	0	0	332	357
Burlington	61	89	16	4	0	0	77	93
Halton Hills	7	47	0	0	0	0	7	47
Milton	97	136	49	0	0	0	146	136
Oakville	49	77	53	4	0	0	102	81
Durham Region	252	306	25	19	0	6	277	331
Ajax	33	52	0	0	0	0	33	52
Brock	2	0	0	0	0	0	2	0
Clarington	40	67	0	0	0	0	40	67
Oshawa	31	95	0	0	0	6	31	101
Pickering	52	19	0	0	0	0	52	19
Scugog	3	0	0	0	0	0	3	0
Uxbridge	3	13	11	19	0	0	14	32
Whitby	88	60	14	0	0	0	102	60
Remainder of Toronto CMA	36	75	6	0	0	0	42	75
Bradford West Gwillimbury	26	36	0	0	0	0	26	36
Town of Mono	6	12	0	0	0	0	6	12
New Tecumseth	1	19	6	0	0	0	7	19
Orangeville	3	8	0	0	0	0	3	8
Toronto CMA	1,436	2,187	3,514	500	15	176	4,965	2,863
Oshawa CMA	159	222	14	0	0	6	173	228
Greater Toronto Area (GTA)	1,625	2,423	3,538	504	15	182	5,178	3,109

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - August 2008

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Toronto City	1,396	1,990	10,954	2,491	676	499	13,026	4,980
Toronto	237	513	8,664	1,617	676	41	9,577	2,171
East York	54	31	198	0	0	0	252	31
Etobicoke	208	223	127	207	0	177	335	607
North York	352	770	1,593	609	0	48	1,945	1,427
Scarborough	485	423	372	58	0	0	857	481
York	42	30	0	0	0	0	42	30
York Region	4,313	5,680	829	1,867	46	9	5,188	7,556
Aurora	220	198	0	0	0	0	220	198
East Gwillimbury	50	105	0	0	0	0	50	105
Georgina Township	96	77	0	0	0	0	96	77
King Township	14	12	0	0	0	0	14	12
Markham	1,589	942	401	1,245	46	1	2,036	2,188
Newmarket	271	222	0	68	0	0	271	290
Richmond Hill	214	701	0	201	0	8	214	910
Vaughan	1,306	2,544	421	323	0	0	1,727	2,867
Whitchurch-Stouffville	553	879	7	30	0	0	560	909
Peel Region	2,234	4,161	2,568	605	442	3	5,244	4,769
Brampton	1,363	3,437	891	23	442	0	2,696	3,460
Caledon	53	34	76	12	0	0	129	46
Mississauga	818	690	1,601	570	0	3	2,419	1,263
Halton Region	2,779	2,230	1,089	912	0	0	3,868	3,142
Burlington	511	438	362	202	0	0	873	640
Halton Hills	66	235	0	0	0	0	66	235
Milton	1,503	629	527	621	0	0	2,030	1,250
Oakville	699	928	200	89	0	0	899	1,017
Durham Region	2,047	2,135	230	36	27	6	2,304	2,177
Ajax	483	703	0	0	0	0	483	703
Brock	11	6	0	0	0	0	11	6
Clarington	338	398	0	17	0	0	338	415
Oshawa	460	438	38	0	27	6	525	444
Pickering	196	99	18	0	0	0	214	99
Scugog	26	23	49	0	0	0	75	23
Uxbridge	84	89	11	19	0	0	95	108
Whitby	449	379	114	0	0	0	563	379
Remainder of Toronto CMA	445	348	63	20	4	0	512	368
Bradford West Gwillimbury	192	176	0	0	0	0	192	176
Town of Mono	32	39	0	0	0	0	32	39
New Tecumseth	171	87	6	20	4	0	181	107
Orangeville	50	46	57	0	0	0	107	46
Toronto CMA	11,419	14,862	15,170	5,712	1,168	511	27,757	21,085
Oshawa CMA	1,247	1,215	152	17	27	6	1,426	1,238
Greater Toronto Area (GTA)	12,769	16,196	15,670	5,911	1,191	517	29,630	22,624

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
August 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2008	Aug 2007	Aug 2008	Aug 2007	Aug 2008	Aug 2007	Aug 2008	Aug 2007	Aug 2008	Aug 2007	% Change
Toronto City	92	80	34	12	143	37	23	250	292	379	-23.0
Toronto	26	16	12	6	55	0	23	3	116	25	**
East York	9	2	0	0	0	0	0	0	9	2	**
Etobicoke	6	6	0	2	0	0	0	0	6	8	-25.0
North York	31	41	0	0	22	0	0	0	53	41	29.3
Scarborough	17	8	22	2	54	37	0	247	93	294	-68.4
York	3	7	0	2	12	0	0	0	15	9	66.7
York Region	466	484	32	122	69	181	247	47	814	834	-2.4
Aurora	24	7	0	0	0	0	0	0	24	7	**
East Gwillimbury	0	5	0	0	0	18	0	0	0	23	-100.0
Georgina Township	25	12	0	0	0	0	0	0	25	12	108.3
King Township	2	3	0	0	0	0	0	0	2	3	-33.3
Markham	123	50	0	12	0	13	46	34	169	109	55.0
Newmarket	46	16	2	28	0	0	0	0	48	44	9.1
Richmond Hill	42	70	0	16	7	33	201	0	250	119	110.1
Vaughan	153	247	16	40	39	117	0	13	208	417	-50.1
Whitchurch-Stouffville	51	74	14	26	23	0	0	0	88	100	-12.0
Peel Region	360	332	76	86	191	159	0	92	627	669	-6.3
Brampton	214	258	74	74	141	32	0	0	429	364	17.9
Caledon	5	3	0	0	0	0	0	0	5	3	66.7
Mississauga	141	71	2	12	50	127	0	92	193	302	-36.1
Halton Region	390	128	96	16	78	152	0	0	564	296	90.5
Burlington	52	32	6	0	0	4	0	0	58	36	61.1
Halton Hills	14	8	0	0	0	0	0	0	14	8	75.0
Milton	203	25	86	12	30	70	0	0	319	107	198.1
Oakville	121	63	4	4	48	78	0	0	173	145	19.3
Durham Region	234	230	18	10	46	18	0	0	298	258	15.5
Ajax	72	54	16	8	0	18	0	0	88	80	10.0
Brock	1	0	0	0	0	0	0	0	1	0	n/a
Clarington	31	55	0	0	6	0	0	0	37	55	-32.7
Oshawa	50	67	0	0	0	0	0	0	50	67	-25.4
Pickering	6	4	0	0	0	0	0	0	6	4	50.0
Scugog	8	0	0	0	0	0	0	0	8	0	n/a
Uxbridge	5	13	0	0	16	0	0	0	21	13	61.5
Whitby	61	37	2	2	24	0	0	0	87	39	123.1
Remainder of Toronto CMA	60	20	0	0	6	12	10	33	76	65	16.9
Bradford West Gwillimbury	20	8	0	0	0	0	0	0	20	8	150.0
Town of Mono	3	4	0	0	0	0	0	0	3	4	-25.0
New Tecumseth	31	6	0	0	6	12	10	33	47	51	-7.8
Orangeville	6	2	0	0	0	0	0	0	6	2	200.0
Toronto CMA	1,399	1,083	248	244	503	555	280	422	2,430	2,304	5.5
Oshawa CMA	142	159	2	2	30	0	0	0	174	161	8.1
Greater Toronto Area (GTA)	1,542	1,254	256	246	527	547	270	389	2,595	2,436	6.5

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - August 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
Toronto City	651	661	108	98	510	299	6,523	3,988	7,792	5,046	54.4
Toronto	114	89	54	10	165	130	4,438	2,867	4,771	3,096	54.1
East York	41	20	2	2	12	0	21	66	76	88	-13.6
Etobicoke	67	78	8	58	8	28	1,213	192	1,296	356	**
North York	268	283	2	10	44	9	623	580	937	882	6.2
Scarborough	151	165	38	4	249	132	228	247	666	548	21.5
York	10	26	4	14	32	0	0	36	46	76	-39.5
York Region	3,373	3,414	480	636	953	1,043	1,543	989	6,349	6,082	4.4
Aurora	220	67	0	0	31	126	0	0	251	193	30.1
East Gwillimbury	16	58	0	0	13	18	0	0	29	76	-61.8
Georgina Township	133	73	0	0	0	0	0	0	133	73	82.2
King Township	8	12	0	0	0	0	0	0	8	12	-33.3
Markham	920	635	144	204	283	425	865	449	2,212	1,713	29.1
Newmarket	169	44	4	48	62	39	0	0	235	131	79.4
Richmond Hill	385	469	12	64	141	163	205	187	743	883	-15.9
Vaughan	1,062	1,475	258	168	343	272	473	353	2,136	2,268	-5.8
Whitchurch-Stouffville	460	581	62	152	80	0	0	0	602	733	-17.9
Peel Region	2,417	2,535	648	714	608	825	1,061	602	4,734	4,676	1.2
Brampton	1,822	1,957	424	580	333	340	616	0	3,195	2,877	11.1
Caledon	39	55	12	18	10	0	0	0	61	73	-16.4
Mississauga	556	523	212	116	265	485	445	602	1,478	1,726	-14.4
Halton Region	1,715	1,568	234	204	976	868	380	70	3,305	2,710	22.0
Burlington	331	264	58	18	207	257	0	70	596	609	-2.1
Halton Hills	107	112	2	0	82	78	0	0	191	190	0.5
Milton	685	713	148	160	417	186	104	0	1,354	1,059	27.9
Oakville	592	479	26	26	270	347	276	0	1,164	852	36.6
Durham Region	1,734	2,212	110	92	506	574	108	134	2,458	3,012	-18.4
Ajax	381	719	104	76	183	316	0	0	668	1,111	-39.9
Brock	5	13	0	0	0	0	0	0	5	13	-61.5
Clarington	286	367	2	2	62	53	108	132	458	554	-17.3
Oshawa	479	533	0	0	22	87	0	0	501	620	-19.2
Pickering	68	71	0	6	17	31	0	2	85	110	-22.7
Scugog	29	50	0	0	0	0	0	0	29	50	-42.0
Uxbridge	104	94	0	0	46	8	0	0	150	102	47.1
Whitby	382	365	4	8	176	79	0	0	562	452	24.3
Remainder of Toronto CMA	423	212	6	4	13	57	42	33	484	306	58.2
Bradford West Gwillimbury	160	62	0	0	0	0	0	0	160	62	158.1
Town of Mono	45	20	0	0	0	0	0	0	45	20	125.0
New Tecumseth	173	93	6	4	13	50	42	33	234	180	30.0
Orangeville	45	37	0	0	0	7	0	0	45	44	2.3
Toronto CMA	8,801	9,010	1,522	1,720	3,099	3,190	9,549	5,614	22,971	19,534	17.6
Oshawa CMA	1,147	1,265	6	10	260	219	108	132	1,521	1,626	-6.5
Greater Toronto Area (GTA)	9,890	10,390	1,580	1,744	3,553	3,609	9,615	5,783	24,638	21,526	14.5

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
August 2008**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2008	Aug 2007	Aug 2008	Aug 2007	Aug 2008	Aug 2007	Aug 2008	Aug 2007
Toronto City	143	37	0	0	23	247	0	3
Toronto	55	0	0	0	23	0	0	3
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	0	0	0	0
North York	22	0	0	0	0	0	0	0
Scarborough	54	37	0	0	0	247	0	0
York	12	0	0	0	0	0	0	0
York Region	69	181	0	0	247	47	0	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	18	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	0	13	0	0	46	34	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	7	33	0	0	201	0	0	0
Vaughan	39	117	0	0	0	13	0	0
Whitchurch-Stouffville	23	0	0	0	0	0	0	0
Peel Region	191	159	0	0	0	86	0	6
Brampton	141	32	0	0	0	0	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	50	127	0	0	0	86	0	6
Halton Region	78	148	0	4	0	0	0	0
Burlington	0	0	0	4	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	30	70	0	0	0	0	0	0
Oakville	48	78	0	0	0	0	0	0
Durham Region	46	18	0	0	0	0	0	0
Ajax	0	18	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	6	0	0	0	0	0	0	0
Oshawa	0	0	0	0	0	0	0	0
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	16	0	0	0	0	0	0	0
Whitby	24	0	0	0	0	0	0	0
Remainder of Toronto CMA	6	12	0	0	0	0	10	33
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	6	12	0	0	0	0	10	33
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	503	555	0	0	270	380	10	42
Oshawa CMA	30	0	0	0	0	0	0	0
Greater Toronto Area (GTA)	527	543	0	4	270	380	0	9

Source: CMHC (Starts and Completions Survey)

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - August 2008**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Toronto City	510	299	0	0	6,115	3,766	408	222
Toronto	165	130	0	0	4,251	2,666	187	201
East York	12	0	0	0	0	45	21	21
Etobicoke	8	28	0	0	1,040	192	173	0
North York	44	9	0	0	596	580	27	0
Scarborough	249	132	0	0	228	247	0	0
York	32	0	0	0	0	36	0	0
York Region	953	1,043	0	0	1,499	929	44	60
Aurora	31	126	0	0	0	0	0	0
East Gwillimbury	13	18	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	283	425	0	0	825	449	40	0
Newmarket	62	39	0	0	0	0	0	0
Richmond Hill	141	163	0	0	201	187	4	0
Vaughan	343	272	0	0	473	293	0	60
Whitchurch-Stouffville	80	0	0	0	0	0	0	0
Peel Region	608	825	0	0	445	567	616	35
Brampton	333	340	0	0	0	0	616	0
Caledon	10	0	0	0	0	0	0	0
Mississauga	265	485	0	0	445	567	0	35
Halton Region	976	844	0	24	380	70	0	0
Burlington	207	233	0	24	0	70	0	0
Halton Hills	82	78	0	0	0	0	0	0
Milton	417	186	0	0	104	0	0	0
Oakville	270	347	0	0	276	0	0	0
Durham Region	506	574	0	0	108	132	0	0
Ajax	183	316	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	62	53	0	0	108	132	0	0
Oshawa	22	87	0	0	0	0	0	0
Pickering	17	31	0	0	0	2	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	46	8	0	0	0	0	0	0
Whitby	176	79	0	0	0	0	0	0
Remainder of Toronto CMA	13	57	0	0	32	0	10	33
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	13	50	0	0	32	0	10	33
Orangeville	0	7	0	0	0	0	0	0
Toronto CMA	3,099	3,190	0	0	8,471	5,264	1,078	350
Oshawa CMA	260	219	0	0	108	132	0	0
Greater Toronto Area (GTA)	3,553	3,585	0	24	8,547	5,466	1,068	317

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
August 2008

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2008	Aug 2007	Aug 2008	Aug 2007	Aug 2008	Aug 2007	Aug 2008	Aug 2007
Toronto City	235	115	57	261	0	3	292	379
Toronto	81	22	35	0	0	3	116	25
East York	9	2	0	0	0	0	9	2
Etobicoke	6	8	0	0	0	0	6	8
North York	31	41	22	0	0	0	53	41
Scarborough	93	33	0	261	0	0	93	294
York	15	9	0	0	0	0	15	9
York Region	537	716	277	118	0	0	814	834
Aurora	24	4	0	3	0	0	24	7
East Gwillimbury	0	23	0	0	0	0	0	23
Georgina Township	25	12	0	0	0	0	25	12
King Township	2	3	0	0	0	0	2	3
Markham	123	72	46	37	0	0	169	109
Newmarket	48	16	0	28	0	0	48	44
Richmond Hill	42	119	208	0	0	0	250	119
Vaughan	208	367	0	50	0	0	208	417
Whitchurch-Stouffville	65	100	23	0	0	0	88	100
Peel Region	552	551	75	112	0	6	627	669
Brampton	398	364	31	0	0	0	429	364
Caledon	4	3	1	0	0	0	5	3
Mississauga	150	184	43	112	0	6	193	302
Halton Region	524	219	40	73	0	4	564	296
Burlington	50	32	8	0	0	4	58	36
Halton Hills	14	8	0	0	0	0	14	8
Milton	289	75	30	32	0	0	319	107
Oakville	171	104	2	41	0	0	173	145
Durham Region	270	250	28	8	0	0	298	258
Ajax	88	72	0	8	0	0	88	80
Brock	1	0	0	0	0	0	1	0
Clarington	37	55	0	0	0	0	37	55
Oshawa	50	67	0	0	0	0	50	67
Pickering	6	4	0	0	0	0	6	4
Scugog	8	0	0	0	0	0	8	0
Uxbridge	11	13	10	0	0	0	21	13
Whitby	69	39	18	0	0	0	87	39
Remainder of Toronto CMA	66	32	0	0	10	33	76	65
Bradford West Gwillimbury	20	8	0	0	0	0	20	8
Town of Mono	3	4	0	0	0	0	3	4
New Tecumseth	37	18	0	0	10	33	47	51
Orangeville	6	2	0	0	0	0	6	2
Toronto CMA	1,969	1,690	451	572	10	42	2,430	2,304
Oshawa CMA	156	161	18	0	0	0	174	161
Greater Toronto Area (GTA)	2,118	1,851	477	572	0	13	2,595	2,436

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - August 2008

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Toronto City	1,227	910	6,157	3,914	408	222	7,792	5,046
Toronto	313	110	4,271	2,785	187	201	4,771	3,096
East York	55	22	0	45	21	21	76	88
Etobicoke	83	164	1,040	192	173	0	1,296	356
North York	292	302	618	580	27	0	937	882
Scarborough	438	272	228	276	0	0	666	548
York	46	40	0	36	0	0	46	76
York Region	4,626	4,904	1,679	1,118	44	60	6,349	6,082
Aurora	251	189	0	4	0	0	251	193
East Gwillimbury	29	76	0	0	0	0	29	76
Georgina Township	133	73	0	0	0	0	133	73
King Township	8	12	0	0	0	0	8	12
Markham	1,305	1,162	867	551	40	0	2,212	1,713
Newmarket	235	85	0	46	0	0	235	131
Richmond Hill	512	696	227	187	4	0	743	883
Vaughan	1,588	1,878	548	330	0	60	2,136	2,268
Whitchurch-Stouffville	565	733	37	0	0	0	602	733
Peel Region	3,528	3,742	590	899	616	35	4,734	4,676
Brampton	2,532	2,836	47	41	616	0	3,195	2,877
Caledon	40	71	21	2	0	0	61	73
Mississauga	956	835	522	856	0	35	1,478	1,726
Halton Region	2,424	2,324	881	350	0	36	3,305	2,710
Burlington	476	399	120	174	0	36	596	609
Halton Hills	191	190	0	0	0	0	191	190
Milton	882	992	472	67	0	0	1,354	1,059
Oakville	875	743	289	109	0	0	1,164	852
Durham Region	2,180	2,743	278	268	0	1	2,458	3,012
Ajax	668	1,083	0	28	0	0	668	1,111
Brock	5	13	0	0	0	0	5	13
Clarington	314	386	144	167	0	1	458	554
Oshawa	479	578	22	42	0	0	501	620
Pickering	85	79	0	31	0	0	85	110
Scugog	29	50	0	0	0	0	29	50
Uxbridge	126	102	24	0	0	0	150	102
Whitby	474	452	88	0	0	0	562	452
Remainder of Toronto CMA	432	257	42	16	10	33	484	306
Bradford West Gwillimbury	160	62	0	0	0	0	160	62
Town of Mono	45	20	0	0	0	0	45	20
New Tecumseth	182	131	42	16	10	33	234	180
Orangeville	45	44	0	0	0	0	45	44
Toronto CMA	12,640	13,002	9,253	6,182	1,078	350	22,971	19,534
Oshawa CMA	1,267	1,416	254	209	0	1	1,521	1,626
Greater Toronto Area (GTA)	13,985	14,623	9,585	6,549	1,068	354	24,638	21,526

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2008

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
August 2008	1	1.1	1	1.1	2	2.2	8	8.6	81	87.1	93	895,000	926,329
August 2007	0	0.0	3	4.0	2	2.7	4	5.3	66	88.0	75	900,000	996,057
Year-to-date 2008	3	0.4	5	0.7	90	13.2	63	9.2	523	76.5	684	850,000	933,560
Year-to-date 2007	1	0.2	51	7.7	49	7.4	49	7.4	510	77.3	660	899,000	953,267
Toronto													
August 2008	0	0.0	0	0.0	0	0.0	0	0.0	21	100.0	21	895,000	995,429
August 2007	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
Year-to-date 2008	0	0.0	0	0.0	1	0.8	13	10.8	106	88.3	120	895,000	1,087,391
Year-to-date 2007	0	0.0	0	0.0	1	1.1	2	2.2	89	96.7	92	1,094,000	1,116,524
East York													
August 2008	0	0.0	0	0.0	0	0.0	1	12.5	7	87.5	8	--	--
August 2007	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	11	27.5	29	72.5	40	650,000	821,223
Year-to-date 2007	0	0.0	2	7.7	1	3.8	4	15.4	19	73.1	26	1,049,500	1,045,335
Etobicoke													
August 2008	0	0.0	0	0.0	0	0.0	1	16.7	5	83.3	6	--	--
August 2007	0	0.0	0	0.0	1	7.1	1	7.1	12	85.7	14	797,000	819,406
Year-to-date 2008	0	0.0	0	0.0	0	0.0	1	1.5	66	98.5	67	900,000	967,581
Year-to-date 2007	0	0.0	3	3.3	1	1.1	20	22.2	66	73.3	90	799,500	833,945
North York													
August 2008	1	2.6	0	0.0	0	0.0	0	0.0	37	97.4	38	976,572	1,047,284
August 2007	0	0.0	0	0.0	0	0.0	0	0.0	37	100.0	37	1,099,000	1,165,568
Year-to-date 2008	3	1.0	1	0.3	0	0.0	14	4.6	284	94.0	302	968,795	1,120,847
Year-to-date 2007	0	0.0	0	0.0	1	0.4	0	0.0	271	99.6	272	1,198,500	1,243,330
Scarborough													
August 2008	0	0.0	1	6.7	2	13.3	6	40.0	6	40.0	15	497,990	521,456
August 2007	0	0.0	3	37.5	1	12.5	2	25.0	2	25.0	8	--	--
Year-to-date 2008	0	0.0	4	2.8	89	63.1	23	16.3	25	17.7	141	379,990	436,450
Year-to-date 2007	1	0.6	46	28.8	45	28.1	20	12.5	48	30.0	160	380,445	446,646
York													
August 2008	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
August 2007	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	1	7.1	13	92.9	14	737,000	739,714
Year-to-date 2007	0	0.0	0	0.0	0	0.0	3	15.0	17	85.0	20	589,500	727,650

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2008

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
August 2008	4	0.9	11	2.4	38	8.2	162	34.8	250	53.8	465	511,990	520,804
August 2007	8	1.7	1	0.2	65	13.4	212	43.8	198	40.9	484	482,730	515,457
Year-to-date 2008	25	0.7	173	5.1	333	9.8	1,366	40.4	1,488	44.0	3,385	484,900	513,607
Year-to-date 2007	67	2.0	111	3.2	415	12.1	1,458	42.7	1,366	40.0	3,417	482,990	508,052
Aurora													
August 2008	0	0.0	0	0.0	3	13.0	7	30.4	13	56.5	23	518,990	519,864
August 2007	0	0.0	0	0.0	0	0.0	1	14.3	6	85.7	7	--	--
Year-to-date 2008	0	0.0	0	0.0	6	2.7	97	43.9	118	53.4	221	508,990	522,740
Year-to-date 2007	0	0.0	2	3.0	6	9.0	25	37.3	34	50.7	67	500,000	603,559
East Gwillimbury													
August 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2007	1	20.0	0	0.0	1	20.0	2	40.0	1	20.0	5	--	--
Year-to-date 2008	2	12.5	4	25.0	1	6.3	3	18.8	6	37.5	16	440,400	532,493
Year-to-date 2007	17	29.3	17	29.3	2	3.4	3	5.2	19	32.8	58	321,990	457,675
Georgina Township													
August 2008	3	12.0	8	32.0	6	24.0	4	16.0	4	16.0	25	356,900	408,942
August 2007	7	58.3	0	0.0	1	8.3	1	8.3	3	25.0	12	299,900	417,108
Year-to-date 2008	19	14.2	52	38.8	35	26.1	6	4.5	22	16.4	134	345,900	425,362
Year-to-date 2007	42	57.5	11	15.1	3	4.1	4	5.5	13	17.8	73	295,000	380,782
King Township													
August 2008	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
August 2007	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	820,000	990,417
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	732,500	817,000
Markham													
August 2008	0	0.0	0	0.0	7	5.7	50	40.7	66	53.7	123	511,990	500,482
August 2007	0	0.0	1	2.0	3	6.0	35	70.0	11	22.0	50	445,900	467,843
Year-to-date 2008	0	0.0	102	11.1	154	16.7	369	40.1	295	32.1	920	458,990	470,624
Year-to-date 2007	2	0.3	57	9.0	116	18.3	282	44.5	177	27.9	634	445,900	460,961
Newmarket													
August 2008	0	0.0	3	6.5	14	30.4	19	41.3	10	21.7	46	425,945	433,720
August 2007	0	0.0	0	0.0	0	0.0	4	25.0	12	75.0	16	538,490	545,303
Year-to-date 2008	0	0.0	5	2.9	63	36.6	62	36.0	42	24.4	172	422,990	438,920
Year-to-date 2007	2	4.4	10	22.2	17	37.8	4	8.9	12	26.7	45	362,000	419,203
Richmond Hill													
August 2008	0	0.0	0	0.0	0	0.0	10	23.8	32	76.2	42	545,000	601,882
August 2007	0	0.0	0	0.0	3	4.3	23	32.9	44	62.9	70	526,990	559,873
Year-to-date 2008	0	0.0	0	0.0	5	1.3	199	51.6	182	47.2	386	495,990	556,912
Year-to-date 2007	0	0.0	0	0.0	21	4.4	181	38.3	270	57.2	472	512,990	543,911
Vaughan													
August 2008	1	0.7	0	0.0	1	0.7	39	25.5	112	73.2	153	552,900	559,812
August 2007	0	0.0	0	0.0	53	21.5	82	33.2	112	45.3	247	492,990	518,989
Year-to-date 2008	3	0.3	0	0.0	12	1.1	304	28.6	745	70.0	1,064	535,990	577,815
Year-to-date 2007	2	0.1	1	0.1	154	10.5	549	37.4	763	51.9	1,469	505,900	544,057
Whitchurch-Stouffville													
August 2008	0	0.0	0	0.0	7	13.7	33	64.7	11	21.6	51	415,000	476,719
August 2007	0	0.0	0	0.0	4	5.4	64	86.5	6	8.1	74	424,960	454,965
Year-to-date 2008	1	0.2	10	2.2	57	12.4	326	70.9	66	14.3	460	423,880	450,872
Year-to-date 2007	2	0.3	13	2.2	96	16.4	410	69.8	66	11.2	587	424,960	450,376

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2008

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
August 2008	2	0.6	14	4.0	66	19.1	130	37.6	134	38.7	346	480,445	508,108
August 2007	5	1.5	59	17.2	109	31.7	110	32.0	61	17.7	344	398,445	426,526
Year-to-date 2008	25	1.1	234	10.3	540	23.7	816	35.8	667	29.2	2,282	437,490	474,679
Year-to-date 2007	53	2.1	510	19.8	735	28.5	791	30.7	486	18.9	2,575	399,900	435,210
Brampton													
August 2008	2	1.0	14	6.9	64	31.4	66	32.4	58	28.4	204	421,400	456,996
August 2007	5	1.8	59	21.1	109	38.9	80	28.6	27	9.6	280	381,990	398,536
Year-to-date 2008	25	1.5	234	13.9	537	31.9	557	33.1	328	19.5	1,681	405,990	432,213
Year-to-date 2007	52	2.6	508	25.4	728	36.4	531	26.6	179	9.0	1,998	379,945	394,537
Caledon													
August 2008	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
August 2007	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	3	7.9	35	92.1	38	825,000	974,526
Year-to-date 2007	1	1.8	2	3.6	2	3.6	9	16.1	42	75.0	56	650,000	773,050
Mississauga													
August 2008	0	0.0	0	0.0	2	1.4	64	46.0	73	52.5	139	510,900	576,232
August 2007	0	0.0	0	0.0	0	0.0	29	47.5	32	52.5	61	504,900	536,638
Year-to-date 2008	0	0.0	0	0.0	3	0.5	256	45.5	304	54.0	563	510,900	567,735
Year-to-date 2007	0	0.0	0	0.0	5	1.0	251	48.2	265	50.9	521	504,900	554,874
Halton Region													
August 2008	0	0.0	6	1.5	90	22.6	138	34.7	164	41.2	398	464,950	514,401
August 2007	0	0.0	0	0.0	43	33.3	20	15.5	66	51.2	129	510,990	556,712
Year-to-date 2008	1	0.1	55	3.2	441	25.5	571	33.0	664	38.3	1,732	450,900	535,931
Year-to-date 2007	32	2.0	231	14.5	454	28.6	396	24.9	475	29.9	1,588	410,900	504,245
Burlington													
August 2008	0	0.0	0	0.0	21	42.9	24	49.0	4	8.2	49	424,990	424,888
August 2007	0	0.0	0	0.0	22	73.3	6	20.0	2	6.7	30	383,500	451,493
Year-to-date 2008	0	0.0	19	5.8	138	41.8	132	40.0	41	12.4	330	402,000	450,159
Year-to-date 2007	22	8.2	98	36.6	81	30.2	33	12.3	34	12.7	268	360,000	415,552
Halton Hills													
August 2008	0	0.0	0	0.0	5	35.7	6	42.9	3	21.4	14	427,950	480,441
August 2007	0	0.0	0	0.0	1	20.0	4	80.0	0	0.0	5	--	--
Year-to-date 2008	0	0.0	3	2.8	32	29.4	38	34.9	36	33.0	109	429,000	504,309
Year-to-date 2007	1	0.9	3	2.7	28	25.5	65	59.1	13	11.8	110	416,900	452,597
Milton													
August 2008	0	0.0	6	3.0	64	31.5	94	46.3	39	19.2	203	430,900	451,184
August 2007	0	0.0	0	0.0	20	80.0	5	20.0	0	0.0	25	380,900	386,264
Year-to-date 2008	1	0.1	33	4.8	266	38.6	293	42.5	97	14.1	690	410,900	440,422
Year-to-date 2007	9	1.2	127	17.4	341	46.8	242	33.2	9	1.2	728	389,900	394,483
Oakville													
August 2008	0	0.0	0	0.0	0	0.0	14	10.6	118	89.4	132	574,495	648,452
August 2007	0	0.0	0	0.0	0	0.0	5	7.2	64	92.8	69	640,000	672,506
Year-to-date 2008	0	0.0	0	0.0	5	0.8	108	17.9	490	81.3	603	586,990	697,876
Year-to-date 2007	0	0.0	3	0.6	4	0.8	56	11.6	419	86.9	482	594,990	731,129

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2008

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
August 2008	47	20.3	58	25.1	31	13.4	44	19.0	51	22.1	231	367,990	408,052
August 2007	70	28.3	57	23.1	50	20.2	55	22.3	15	6.1	247	347,990	360,407
Year-to-date 2008	425	24.7	339	19.7	241	14.0	330	19.2	383	22.3	1,718	368,945	403,004
Year-to-date 2007	714	33.3	434	20.3	310	14.5	461	21.5	222	10.4	2,141	343,990	364,866
Ajax													
August 2008	0	0.0	13	17.3	6	8.0	20	26.7	36	48.0	75	499,900	500,211
August 2007	4	7.5	5	9.4	12	22.6	25	47.2	7	13.2	53	412,200	422,753
Year-to-date 2008	2	0.5	15	3.9	32	8.3	118	30.6	219	56.7	386	515,500	516,488
Year-to-date 2007	60	8.4	84	11.7	111	15.5	297	41.5	163	22.8	715	431,100	435,526
Brock													
August 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Clarington													
August 2008	15	48.4	6	19.4	7	22.6	2	6.5	1	3.2	31	302,990	321,657
August 2007	20	33.9	19	32.2	12	20.3	7	11.9	1	1.7	59	319,900	329,742
Year-to-date 2008	112	39.0	74	25.8	47	16.4	32	11.1	22	7.7	287	322,990	343,825
Year-to-date 2007	199	55.0	90	24.9	33	9.1	34	9.4	6	1.7	362	294,900	305,123
Oshawa													
August 2008	16	30.8	15	28.8	7	13.5	13	25.0	1	1.9	52	337,990	348,306
August 2007	23	32.9	24	34.3	20	28.6	3	4.3	0	0.0	70	327,990	327,520
Year-to-date 2008	176	36.4	129	26.7	82	16.9	90	18.6	7	1.4	484	328,445	338,324
Year-to-date 2007	281	52.9	146	27.5	75	14.1	23	4.3	6	1.1	531	295,490	307,288
Pickering													
August 2008	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
August 2007	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	--	--
Year-to-date 2008	0	0.0	0	0.0	1	1.4	5	7.1	64	91.4	70	596,600	611,965
Year-to-date 2007	0	0.0	12	16.7	18	25.0	19	26.4	23	31.9	72	449,950	468,635
Scugog													
August 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Uxbridge													
August 2008	1	20.0	0	0.0	0	0.0	2	40.0	2	40.0	5	--	--
August 2007	7	53.8	1	7.7	0	0.0	5	38.5	0	0.0	13	289,900	332,523
Year-to-date 2008	20	18.9	16	15.1	3	2.8	27	25.5	40	37.7	106	463,850	449,941
Year-to-date 2007	46	48.9	10	10.6	7	7.4	21	22.3	10	10.6	94	301,100	369,228
Whitby													
August 2008	15	24.2	24	38.7	11	17.7	7	11.3	5	8.1	62	335,990	362,700
August 2007	16	34.0	8	17.0	6	12.8	14	29.8	3	6.4	47	348,000	362,004
Year-to-date 2008	115	29.9	105	27.3	76	19.7	58	15.1	31	8.1	385	335,990	363,736
Year-to-date 2007	128	34.9	92	25.1	66	18.0	67	18.3	14	3.8	367	341,990	347,805

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2008

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
August 2008	25	42.4	6	10.2	13	22.0	9	15.3	6	10.2	59	349,990	360,904
August 2007	7	35.0	5	25.0	1	5.0	1	5.0	6	30.0	20	327,490	405,334
Year-to-date 2008	159	37.6	83	19.6	73	17.3	33	7.8	75	17.7	423	339,990	371,604
Year-to-date 2007	111	53.6	59	28.5	8	3.9	7	3.4	22	10.6	207	299,900	374,482
Bradford West Gwillimbury													
August 2008	0	0.0	1	5.0	11	55.0	7	35.0	1	5.0	20	389,990	416,573
August 2007	3	37.5	3	37.5	0	0.0	1	12.5	1	12.5	8	--	--
Year-to-date 2008	14	8.8	53	33.1	67	41.9	20	12.5	6	3.8	160	350,000	368,979
Year-to-date 2007	26	41.9	19	30.6	3	4.8	5	8.1	9	14.5	62	329,900	396,455
Town of Mono													
August 2008	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
August 2007	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	2	4.3	45	95.7	47	559,900	588,321
Year-to-date 2007	0	0.0	0	0.0	1	7.1	2	14.3	11	78.6	14	564,750	1,047,764
New Tecumseth													
August 2008	25	83.3	4	13.3	0	0.0	1	3.3	0	0.0	30	273,945	285,283
August 2007	4	66.7	1	16.7	0	0.0	0	0.0	1	16.7	6	--	--
Year-to-date 2008	137	80.6	21	12.4	2	1.2	3	1.8	7	4.1	170	281,700	301,616
Year-to-date 2007	75	79.8	17	18.1	0	0.0	0	0.0	2	2.1	94	270,400	281,069
Orangeville													
August 2008	0	0.0	1	16.7	2	33.3	1	16.7	2	33.3	6	--	--
August 2007	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	--	--
Year-to-date 2008	8	17.4	9	19.6	4	8.7	8	17.4	17	37.0	46	404,900	417,952
Year-to-date 2007	10	27.0	23	62.2	4	10.8	0	0.0	0	0.0	37	324,900	320,230
Toronto CMA													
August 2008	33	2.4	51	3.6	194	13.9	445	31.8	675	48.3	1,398	495,900	538,643
August 2007	31	2.8	74	6.8	210	19.2	372	34.0	406	37.1	1,093	459,880	518,676
Year-to-date 2008	235	2.7	562	6.4	1,375	15.7	2,867	32.8	3,699	42.3	8,738	476,945	536,404
Year-to-date 2007	348	3.8	970	10.7	1,716	18.9	3,005	33.2	3,021	33.3	9,060	441,100	511,322
Oshawa CMA													
August 2008	46	31.7	45	31.0	25	17.2	22	15.2	7	4.8	145	333,990	348,764
August 2007	59	33.5	51	29.0	38	21.6	24	13.6	4	2.3	176	335,490	337,474
Year-to-date 2008	403	34.9	308	26.6	205	17.7	180	15.6	60	5.2	1,156	328,945	348,153
Year-to-date 2007	608	48.3	328	26.0	174	13.8	124	9.8	26	2.1	1,260	305,490	318,478
Greater Toronto Area													
August 2008	54	3.5	90	5.9	227	14.8	482	31.4	680	44.4	1,533	482,990	523,887
August 2007	83	6.5	120	9.4	269	21.0	401	31.4	406	31.7	1,279	425,000	493,938
Year-to-date 2008	479	4.9	806	8.2	1,645	16.8	3,146	32.1	3,725	38.0	9,801	460,900	518,409
Year-to-date 2007	867	8.4	1,337	12.9	1,963	18.9	3,155	30.4	3,059	29.5	10,381	422,945	488,188

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units
August 2008

Submarket	Aug 2008	Aug 2007	% Change	YTD 2008	YTD 2007	% Change
Toronto City	926,329	996,057	-7.0	933,560	953,267	-2.1
Toronto	995,429	--	n/a	1,087,391	1,116,524	-2.6
East York	--	--	n/a	821,223	1,045,335	-21.4
Etobicoke	--	819,406	n/a	967,581	833,945	16.0
North York	1,047,284	1,165,568	-10.1	1,120,847	1,243,330	-9.9
Scarborough	521,456	--	n/a	436,450	446,646	-2.3
York	--	--	n/a	739,714	727,650	1.7
York Region	520,804	515,457	1.0	513,607	508,052	1.1
Aurora	519,864	--	n/a	522,740	603,559	-13.4
East Gwillimbury	--	--	n/a	532,493	457,675	16.3
Georgina Township	408,942	417,108	-2.0	425,362	380,782	11.7
King Township	--	--	n/a	990,417	817,000	21.2
Markham	500,482	467,843	7.0	470,624	460,961	2.1
Newmarket	433,720	545,303	-20.5	438,920	419,203	4.7
Richmond Hill	601,882	559,873	7.5	556,912	543,911	2.4
Vaughan	559,812	518,989	7.9	577,815	544,057	6.2
Whitchurch-Stouffville	476,719	454,965	4.8	450,872	450,376	0.1
Peel Region	508,108	426,526	19.1	474,679	435,210	9.1
Brampton	456,996	398,536	14.7	432,213	394,537	9.5
Caledon	--	--	n/a	974,526	773,050	26.1
Mississauga	576,232	536,638	7.4	567,735	554,874	2.3
Halton Region	514,401	556,712	-7.6	535,931	504,245	6.3
Burlington	424,888	451,493	-5.9	450,159	415,552	8.3
Halton Hills	480,441	--	n/a	504,309	452,597	11.4
Milton	451,184	386,264	16.8	440,422	394,483	11.6
Oakville	648,452	672,506	-3.6	697,876	731,129	-4.5
Durham Region	408,052	360,407	13.2	403,004	364,866	10.5
Ajax	500,211	422,753	18.3	516,488	435,526	18.6
Brock	--	--	n/a	--	--	n/a
Clarington	321,657	329,742	-2.5	343,825	305,123	12.7
Oshawa	348,306	327,520	6.3	338,324	307,288	10.1
Pickering	--	--	n/a	611,965	468,635	30.6
Scugog	--	--	n/a	--	--	n/a
Uxbridge	--	332,523	n/a	449,941	369,228	21.9
Whitby	362,700	362,004	0.2	363,736	347,805	4.6
Remainder of Toronto CMA	360,904	405,334	-11.0	371,604	374,482	-0.8
Bradford West Gwillimbury	416,573	--	n/a	368,979	396,455	-6.9
Town of Mono	--	--	n/a	588,321	1,047,764	-43.8
New Tecumseth	285,283	--	n/a	301,616	281,069	7.3
Orangeville	--	--	n/a	417,952	320,230	30.5
Toronto CMA	538,643	518,676	3.8	536,404	511,322	4.9
Oshawa CMA	348,764	337,474	3.3	348,153	318,478	9.3
Greater Toronto Area (GTA)	523,887	493,938	6.1	518,409	488,188	6.2

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto
August 2008

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to- New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2007	January	5,173	12.8	7,986	12,570	13,311	60.0	353,724	6.3	369,001
	February	6,772	0.2	7,483	11,880	12,597	59.4	368,687	4.2	364,193
	March	8,518	-2.2	7,506	15,218	12,699	59.1	365,285	3.4	361,760
	April	9,452	13.0	7,842	15,793	13,086	59.9	379,025	3.4	366,258
	May	11,106	17.7	8,079	17,419	13,058	61.9	382,689	4.7	368,491
	June	10,451	19.7	8,260	14,655	12,936	63.9	381,963	6.7	371,434
	July	8,912	25.8	8,498	12,600	13,060	65.1	366,012	7.0	373,002
	August	8,057	15.5	7,879	12,109	12,509	63.0	361,898	7.0	375,050
	September	6,866	3.7	7,665	13,653	12,657	60.6	380,132	8.9	376,493
	October	7,918	15.2	7,828	13,370	12,854	60.9	394,583	10.7	389,624
	November	7,293	16.5	8,072	10,689	13,353	60.5	393,543	10.7	392,257
	December	4,646	4.5	8,066	5,137	12,973	62.2	394,931	17.5	415,073
2008	January	5,075	-1.9	7,451	11,764	12,454	59.8	374,449	5.9	386,299
	February	6,015	-11.2	6,387	11,478	11,742	54.4	382,048	3.6	372,339
	March	6,631	-22.2	6,638	13,643	12,772	52.0	380,338	4.1	379,213
	April	8,762	-7.3	6,778	18,691	13,938	48.6	398,687	5.2	381,314
	May	9,411	-15.3	7,022	18,715	13,901	50.5	398,148	4.0	385,401
	June	8,596	-17.7	7,035	16,068	14,342	49.1	395,918	3.7	386,779
	July	7,809	-12.4	6,891	14,841	14,415	47.8	371,410	1.5	380,391
	August	6,317	-21.6	6,721	11,992	13,443	50.0	364,880	0.8	381,025
	September									
	October									
	November									
	December									
	Q2 2007	31,009	16.9		47,867			381,327	4.9	
	Q2 2008	26,769	-13.7		53,474			397,608	4.3	
	YTD 2007	68,441	12.9		112,244			371,712	5.3	
	YTD 2008	58,616	-14.4		117,192			385,035	3.6	

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¹Source: CREA

²Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Oshawa
August 2008

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to- New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2007	January	581	8.8	861	1,519	1,500	57.4	265,508	5.9	271,752
	February	791	-3.7	825	1,364	1,378	59.9	263,039	2.3	262,867
	March	969	-1.4	841	1,532	1,304	64.5	265,022	2.7	263,158
	April	1,083	16.3	855	1,795	1,391	61.5	232,285	-11.3	230,787
	May	1,192	16.9	887	1,958	1,476	60.1	275,723	4.4	268,958
	June	1,110	16.2	885	1,596	1,415	62.5	271,394	2.1	264,435
	July	958	19.8	880	1,393	1,456	60.4	267,497	3.1	266,503
	August	884	16.3	895	1,440	1,486	60.2	265,493	2.3	266,646
	September	721	0.1	752	1,519	1,398	53.8	271,149	5.8	270,254
	October	811	16.4	879	1,458	1,492	58.9	273,742	6.6	274,078
	November	694	9.5	843	1,057	1,456	57.9	272,532	8.9	274,864
	December	423	-15.2	753	522	1,474	51.0	273,379	10.0	283,013
2008	January	554	-4.6	816	1,558	1,520	53.7	243,652	-8.2	249,663
	February	770	-2.7	796	1,450	1,466	54.3	271,408	3.2	271,323
	March	824	-15.0	717	1,693	1,455	49.3	275,656	4.0	273,804
	April	989	-8.7	787	2,111	1,632	48.2	275,751	18.7	273,992
	May	1,051	-11.8	781	2,049	1,533	51.0	282,717	2.5	275,879
	June	966	-13.0	771	1,818	1,617	47.7	283,059	4.3	275,495
	July	892	-6.9	816	1,592	1,664	49.1	275,088	2.8	274,248
	August	746	-15.6	752	1,423	1,472	51.1	270,802	2.0	272,175
	September									
	October									
	November									
	December									
	Q2 2007	3,385	16.5		5,349			260,406	-1.4	
	Q2 2008	3,006	-11.2		5,978			280,535	7.7	
	YTD 2007	7,568	11.2		12,597			263,156	1.1	
	YTD 2008	6,792	-10.3		13,694			274,116	4.2	

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¹Source: CREA

²Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators Toronto CMA

August 2008

		Interest Rates		NHPI, Total, Toronto CMA 1997=100	CPI, 2002 =100	Toronto Labour Market				
		P & I Per \$100,000	Mortgage Rates (%)			Employment SA (.000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)	
			1 Yr. Term							5 Yr. Term
2007	January	679	6.50	6.65	139.0	108.2	2,843	6.6	69.0	789
	February	679	6.50	6.65	139.2	109.3	2,864	6.5	69.3	785
	March	669	6.40	6.49	139.4	110.3	2,864	6.8	69.4	784
	April	678	6.60	6.64	139.4	110.8	2,857	6.9	69.3	789
	May	709	6.85	7.14	140.0	111.2	2,852	6.9	69.1	792
	June	715	7.05	7.24	140.8	110.7	2,854	6.8	69.0	801
	July	715	7.05	7.24	141.1	110.7	2,852	7.0	69.0	810
	August	715	7.05	7.24	141.7	110.6	2,858	7.0	69.0	819
	September	712	7.05	7.19	142.1	110.8	2,860	6.9	68.8	825
	October	728	7.25	7.44	142.2	110.7	2,872	6.6	68.8	830
	November	725	7.20	7.39	143.5	111.0	2,875	6.6	68.8	828
	December	734	7.35	7.54	143.6	111.1	2,885	6.7	69.0	828
2008	January	725	7.35	7.39	144.9	110.7	2,888	6.7	68.9	828
	February	718	7.25	7.29	145.3	111.3	2,904	6.5	69.0	830
	March	712	7.15	7.19	145.7	111.5	2,921	6.5	69.3	824
	April	700	6.95	6.99	145.8	112.2	2,936	6.4	69.4	823
	May	679	6.15	6.65	145.7	113.3	2,947	6.5	69.7	828
	June	710	6.95	7.15	146.2	113.8	2,935	6.7	69.4	839
	July	710	6.95	7.15	146.3	114.9	2,919	7.0	69.0	843
	August	691	6.65	6.85		114.7	2,901	7.0	68.5	848
	September									
	October									
	November									
	December									

*P & I means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

*NHPI means New Housing Price Index

*CPI means Consumer Price Index

*SA means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA

August 2008

		Interest Rates			NHPI, Total, Toronto CMA 1997=100	CPI, 2002 =100	Oshawa Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (.000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2007	January	679	6.50	6.65	139.0	108.2	177.4	6.4	68.1	823
	February	679	6.50	6.65	139.2	109.3	177.7	6.2	67.9	836
	March	669	6.40	6.49	139.4	110.3	178.3	6.1	67.9	838
	April	678	6.60	6.64	139.4	110.8	179.0	6.2	68.2	826
	May	709	6.85	7.14	140.0	111.2	181.6	6.1	68.9	813
	June	715	7.05	7.24	140.8	110.7	182.0	6.1	69.0	810
	July	715	7.05	7.24	141.1	110.7	182.5	6.1	69.0	810
	August	715	7.05	7.24	141.7	110.6	180.7	6.5	68.4	821
	September	712	7.05	7.19	142.1	110.8	181.4	6.4	68.5	829
	October	728	7.25	7.44	142.2	110.7	182.1	6.3	68.6	843
	November	725	7.20	7.39	143.5	111.0	184.0	5.6	68.7	855
	December	734	7.35	7.54	143.6	111.1	184.2	6.0	68.9	857
2008	January	725	7.35	7.39	144.9	110.7	184.0	5.7	68.5	862
	February	718	7.25	7.29	145.3	111.3	184.1	6.3	68.8	858
	March	712	7.15	7.19	145.7	111.5	183.0	6.4	68.4	851
	April	700	6.95	6.99	145.8	112.2	181.8	7.6	68.7	838
	May	679	6.15	6.65	145.7	113.3	182.1	7.9	68.9	833
	June	710	6.95	7.15	146.2	113.8	185.3	7.4	69.6	834
	July	710	6.95	7.15	146.3	114.9	187.7	6.6	69.8	837
	August	691	6.65	6.85		114.7	188.9	6.2	69.8	837
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "dwelling unit", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "start", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "under construction" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "completion", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "absorbed" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment and other"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The **"intended market"** is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A **"Rural"** area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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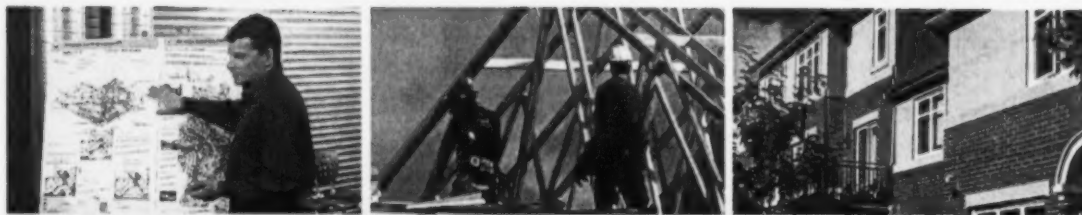
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